



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## RESULTS OF MERRIMACK PLANNING BOARD

**TUESDAY, JUNE 07, 2016**

**Planning Board Members Present:** Robert Best (arrived at 7:23 p.m.); Alastair Millns, Tom Koenig, Desirea Falt, Vincent Russo, and Alternates Nelson Disco and Jeff Sebring.

**Planning Board Members Absent:** Lynn Christensen, Michael Redding.

**Staff Present:** Robert Price, Assistant Planner

### 1. Call to Order

*In the absence of Robert Best, Secretary Alastair Millns assumed the Chair and called the meeting to order at 7:00 p.m.*

*Alastair Millns designated Alternate Nelson Disco to sit in place of member Lynn Christensen, and designated Alternate Jeff Sebring to sit in place of member Michael Redding.*

### 2. Planning & Zoning Administrator's Report

Regional Impact Determinations: *The Board voted 6-0-0 to determine that The Fig & The Olive waiver of full site plan, the Woodspring Hotel subdivision and site plan, the OM Shanti OM waiver of full site plan and the Turkey Hill Road 136 Trust subdivision are not of regional impact on a motion made by Nelson Disco and seconded by Desirea Falt.*

### 3. Lisa Wilcox and Tonia Monfaddal, The Fig and the Olive, LLC. (applicant) and Hotel At Daniel Webster, LLC. (owner) – Review for acceptance and consideration of a waiver of full site plan review for a restaurant/cafe bakery market business. The parcel is located at 246 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-2, Lot 005-01.

Applicant was represented by: Lisa Wilcox and Tonia Monfaddal, The Fig and The Olive, LLC.

*The Board voted 6-0-0 to accept the application for review, on a motion made by Nelson Disco and seconded by Vincent Russo.*

*The Board voted 6-0-0 to waive full site plan review, on a motion made by Nelson Disco and seconded by Vincent Russo.*

No public comments were made.

*The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Desirea Falt and seconded by Jeff Sebring.*



4. **Jesse M. Johnson, P.E. of Bohler Engineering for Woodspring Hotel Property Management (applicant) and 4 Executive Park Drive Realty LLC. (owner) – Review for acceptance and consideration of Final Approval for a subdivision of one lot into two lots. The parcel is located at 4 Executive Park Drive in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 4D, Lot 076.**

*Robert Best arrived to the meeting at 7:23 p.m. and assumed the position of Chair.*

Applicant was represented by: Gregory Michael, Bernstein Shur, Sawyer & Nelson, P.A. and Jesse Johnson, Bohler Engineering.

*The Board voted 7-0-0 to accept the plan for review, on a motion made by Alastair Millns and seconded by Vincent Russo.*

Public comment was received from Allen Mello of Compton Realty, LLC, owner of 3 & 5 Amherst Road.

*The Board voted 7-0-0 to continue this hearing to June 21 at 7:00 p.m. in the Matthew Thornton Room, on a motion made by Alastair Millns and seconded by Desirea Falt.*

5. **Jesse M. Johnson, P.E. of Bohler Engineering for Woodspring Hotel Property Management (applicant) and 4 Executive Park Drive Realty LLC. (owner) – Review for acceptance and consideration of Final Approval for full site plan review for an extended stay hotel. The parcel is located at 4 Executive Park Drive in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 4D, Lot 076.**

Applicant was represented by: Gregory Michael, Bernstein Shur, Sawyer & Nelson, P.A. and Jesse Johnson, Bohler Engineering.

No public comments were made.

*The Board voted 7-0-0 to continue this hearing to June 21 at 7:00 p.m. in the Matthew Thornton Room, on a motion made by Alastair Millns and seconded by Vincent Russo.*

6. **Steven B. Keach, P.E. of Keach Nordstrom Associates, Inc. for OM Shanti OM Realty Management, LLC. (applicant/owner) – Review for acceptance and consideration of Final Approval for a waiver of full site plan review for a gas station modernization with convenience store. The parcel is located at 392 Daniel Webster Highway in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 4D-3, Lot 031.**

Applicant was represented by: Steve Keach, Keach-Nordstrom Associates, Inc. and Dipak Bhagat, OM Shanti OM Realty Management, LLC.

*The Board voted 7-0-0 to accept the plan for review, on a motion made by Alastair Millns and seconded by Nelson Disco.*

No public comments were made.

*The Board voted 7-0-0 to waive full site plan review on a motion made by Alastair Millns and seconded by Vincent Russo.*



*The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Vincent Russo.*

- 7. Chad E. Branon, P.E. of Fieldstone Land Consultants for Red Oak Property Management, Inc. (applicant) and Turkey Hill Road 136 Trust (owner) – Review for acceptance and consideration of Final Approval for a subdivision of one lot into two lots. The parcel is located at 136 Turkey Hill Road in the R (Residential) and Aquifer Conservation Districts. Tax Map 4C, Lot 386.**

*The Board voted 7-0-0 to continue this hearing, at the applicant's request, to July 19, 2016 at 7:00 p.m. in the Matthew Thornton Room on a motion made by Vincent Russo and seconded by Desirea Falt.*

- 8. Brett W. Vaughn for the Brett W. Vaughn Revocable Trust (owner) and Allison Jenkins (owner) – Continued conceptual discussion of a 17-lot cluster subdivision on 2 lots in the R-1 (Residential) District located at 123 Wilson Hill Road and South Grater Road. Tax Map 4A, Lot 023 and Tax Map 5A, Lot 001.**

Applicant was represented by: Brett W. Vaughn.

Public comment was received from: Robert MacDonald, 4 South Grater Road; Jim Wood, 119 Wilson Hill Road; Shawn Farrell, 2 Landau Way; David Huoppi, 115 Wilson Hill Road; and Fred Grimes, 117 Wilson Hill Road.

- 9. Discussion/possible action regarding other items of concern**

Discussion only.

- 10. Approval of Minutes – April 19, 2016 & May 03, 2016.**

*The Board voted 7-0-0 to approve the minutes of April 19, 2016 as submitted, on a motion made by Alastair Millns and seconded by Vincent Russo.*

*The Board voted 7-0-0 to approve the minutes of May 03, 2016 as submitted, on a motion made by Desirea Falt and seconded by Alastair Millns.*

- 11. Adjourn.**

*The Board voted 7-0-0 to adjourn, on a motion made by Alastair Millns and seconded by Vincent Russo. The meeting adjourned at 10:37 p.m.*